FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number	USGS Quad	Area(s)	Form Number
21-74	ORLEANS		EAS.785

Town/City: Town of Eastham

Place: *(neighborhood or village)*:
South Eastham

Address: 10 Rogers Lane

Historic Name: Allan D. & Rita Ryder Cottage

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: ca. 1953

Source: vital records

Style/Form: Summer Cottage

Architect/Builder: unknown

Exterior Material:

Foundation: concrete block

Wall/Trim: wood shingle/wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:
Guest house

Major Alterations *(with dates)*:
Wing added NE corner, late 20th c.

Condition: good

Moved: no ☒ yes ☐ **Date:**

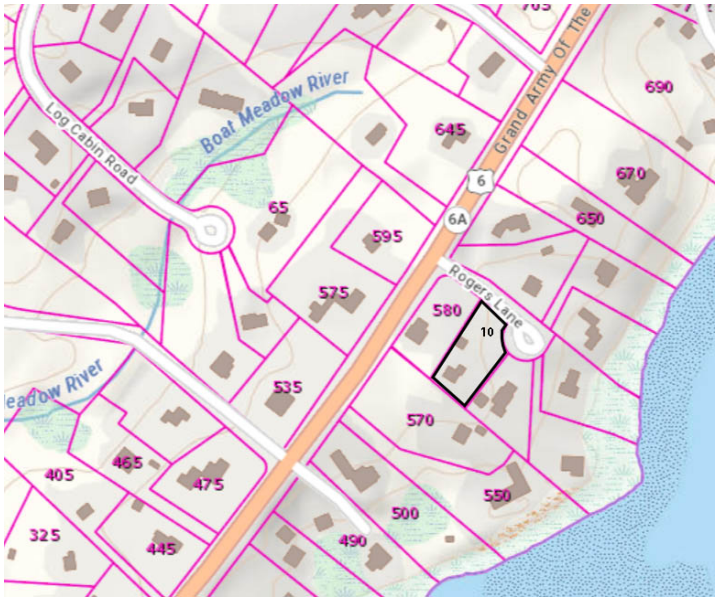
Acreage: 0.46

Setting: The house is located on a thin strip of land between the State Highway and Town Cove on a *cul-de-sac* with other summer cottages laid out in 1970.

Photograph

View from NE.

Locus Map (north at top)



Source: Mass GIS Oliver Parcel Viewer

Recorded by: Kathryn Grover & Neil Larson
Larson Fisher Associates

Organization: Eastham Historical Commission

Date: June 2020

☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION

The Allan D. & Rita Ryder Cottage, built ca. 1953, is a one-story wood frame dwelling with a three-bay front façade containing a center entrance, protected by a gabled hood, flanked by windows. At some later time, a one-story gable-roof wing was added to the northeast corner. It has sliding glass doors on its southeasterly side facing Town Cove and a triple window unit on its northeasterly gable end. A one-story wood frame guest house is located north of the cottage.

HISTORICAL NARRATIVE

The cottage now numbered 10 Rogers Lane was built on land owned for generations by the family of Franklin Ryder (1847-1920), who lived at 580 State Highway (EAS.12), just east of this cottage. The 10 Rogers Lane cottage was on site by 1970, but Cape newspapers do not document when it was constructed. Tax records indicate that Franklin's son Joseph William Ryder (1869:1956), who lived at 580 State Highway until 1953, owned only one dwelling through 1947.[1]

In January 1953, Joseph W. Ryder deeded to his grandson Allan Douglas Ryder (1919-68) both the 580 State Highway property and another three-acre parcel either near or adjacent to it that also bordered the Town Cove.[2] Born in Orleans, Allan Ryder was the son of Joseph Ryder's son Archie Randolph Ryder (1890-1962) and his wife Joyce Fielder, who had married in Boston in 1917. The 1920 census lists the couple in Orleans with son Allan, then a shore fisherman; by 1920 he was a house carpenter, and another child, Shirley, was part of the household. By 1940 21-year-old son Allan was working on a farm and living in Eastham with his grandparents Joseph W. and Hattie E. Douglas Ryder. His sister Shirley later stated, "My grandfather, father and brother at times lived together and I believe it was my grandfather's intent, whether by gift or by deed that is unrecorded, to convey ownership of the land described in Book 238, Page 56, to my brother Allan D Ryder."[3] Her 1986 affidavit makes plain that she was unaware of the 1953 deed of the two parcels.

It seems likely that Allan Ryder was responsible for building the 10 Rogers Lane cottage. In 1950 and 1952 he platted subdivisions on South Eastham Street on land he apparently inherited, and he probably saw the income potential of a similar subdivision of his Town Cove land even if he did not create a subdivision there himself. In 1959 he added his wife Rita Coughlan Ryder to the title for the property. Allan Ryder died in August 1968, and the next month his widow sold the two parcels to Robert L. Moore Jr. of Bradmor Realty Trust in Worcester. Moore delineated five house lots on a cul-de-sac, and his plan depicted both the 580 State Highway house and the 10 Rogers Lane cottage; the other three lots were undeveloped.[4]

The 10 Rogers Lane house and lot were transferred to Moore's Trecia Realty Trust in 1919, and in 1978 that trust sold the parcel to David M. and Susan T. Kelley of Duxbury. Four years later the Kelleys, then living in Minnesota, sold the property to Louis A. Tonry Inc. of South Orleans, and Tonry sold it in 1986 to Louise H. Kiele of Orleans. The Kiele family owned 10 Rogers Lane until 2001. In that year Parker Whitney Gray of Lexington acquired 10 Rogers Lane. In 2014 Gray's devisees sold the property to Robert C. Brown and Lai Kem Eng, the owners of record in 2020.[5]

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[1] Joseph W. Ryder's only son, Archibald (Archie, 1890-1962) was for a time a house carpenter and had owned two acres adjacent to this parcel since 1917, deeded to him by his Ryder grandparents. He was for a time a house carpenter, but in 1930 he was sent to Westborough Hospital for the Insane. By 1941 he had been adjudged insane, and his wife Joyce sold the parcel his grandparents had transferred to him to Grace D. Rogers of Eastham (BCD 584:517, and see Franklin and Mary Ryder to Archie Ryder, 1917, BCD 351:393).
[2] Joseph W. Ryder to Allan D. Ryder, 23 January 1953, BCD 833:288.
[3] Affidavit, Shirley A. Planert, Mill Valley CA, 25 July 1986, BCD 5223:7. The reference is to Mary F. Ryder to Joseph W. Ryder, 23 December 1898, BCD 238:56, which transferred the 3-acre parcel and the parcel on which 280 State Highway stands.
[4] Allan D. Ryder to Allan D. and Rita Coughlan Ryder, 15 July 1959, BCD 1047:329; Rita Coughlan Ryder to Robert Moore Jr., trustee Bradmor Realty Trust, Worcester, 10 September 1968, BCD 1412:412. The cottage is depicted on Lot 2 of "Subdivision Plan of Land in Eastham as Made for Bradmor Realty Trust," January 1970, BCD 235:93.
[5] Rita Coughlan Ryder to Robert Moore Jr., trustee Bradmor Realty Trust, Worcester, 10 September 1968, BCD 1412:412; Rudy J. Fleischhacker, Boston, to Robert L. Moore Jr., trustee Trecia Realty Trust, 28 February 1969, BCD 1483:725; Robert L. Moore Jr., trustee Trecia Realty Trust, Slatersville RI, to David M. and Susan T. Kelley, Duxbury, 6 July 1978, BCD 2768:262; David M. and Susan T. Kelley, Minnetonka MN, to Louis A. Tonry Inc., South Orleans, 28 September 1982, BCD 5189:250; Louis A. Tonry Inc., South Orleans, to Louise H. Kiele, East Orleans, 14 July 1986, BCD 5189:253; Louise H. Kiele, off Route 6, to Lorrie H. Kiele, 24 June 1987, BCD 5797:280; Lorrie H.

Continuation sheet 1

BIBLIOGRAPHY and/or REFERENCES

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MAPS
Official Topographical Atlas of Massachusetts Compiled and Corrected by H. F. Walling and O. W. Gray. Boston: Stedman, Brown and Lyon, 1871.
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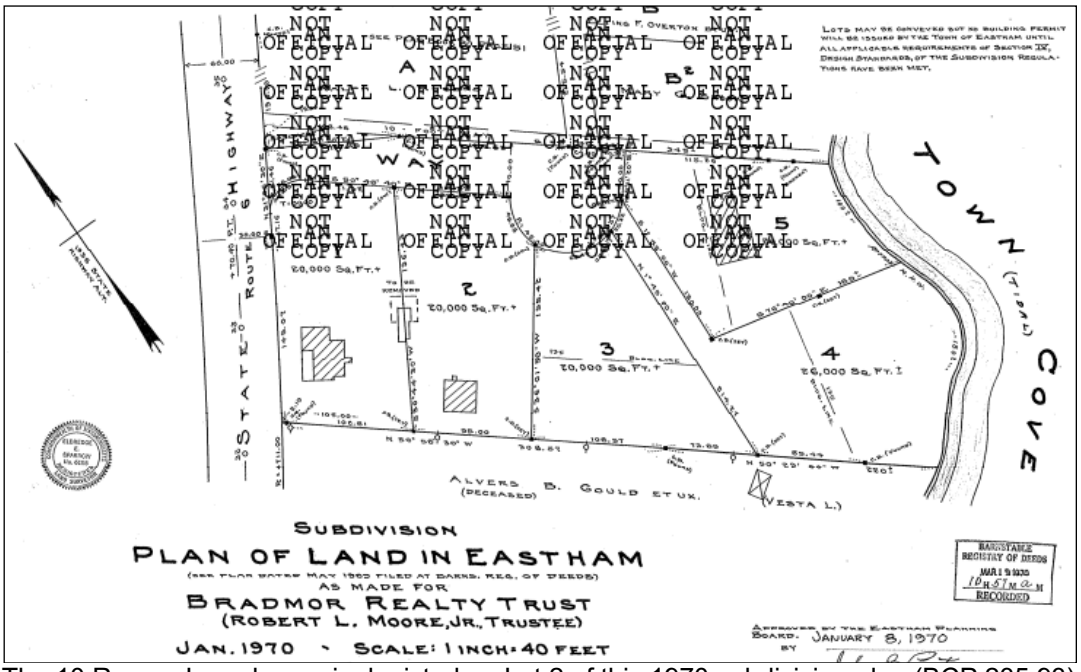
SUPPLEMENTAL IMAGES



The 10 Rogers Lane house is depicted on Lot 2 of this 1970 subdivision plan (BCP 235:93).

Kiele, 10 Rogers Lane, to Parker W. Gray, Lexington, 17 October 2001, BCD 14368:319; Scott Whitney Gray, Upton MA, and Jinnette Thurston Howard to Scott W. Gray, executor estate Parker Whitney Gray, 8 March 2010, BCD 24425:241; Scott Whitney Gray, devisee, and Scott W. Gray, executor estate Parker Whitney Gray, Upton MA, and Jinnette Thurston Howard, devisee estate Parker Whitney Gray, to Robert C. Brown and Lai Kem Eng, 16 October 2014, BCD 28461:221.

Continuation sheet 2

PHOTOGRAPHS

(credit Larson Fisher Associates, 2019 unless otherwise noted)

View from NE.

View from north showing cottage on left and guest house on right.